



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

THURSDAY, JUNE 10, 2021 – 7:00 P.M.

THE MEETING WILL BE HELD VIA ZOOM

Public will be able to Join the Zoom Meeting via the following link

<https://us02web.zoom.us/j/84622931989?pwd=Qk9GN1NOWWVxK29SbjNzQ25Gem9xUT09>

or public can call **1 646 558 8656**, or use the Zoom App then enter **Meeting ID: 846 2293 1989** and

Passcode: 059267. Public will be able to listen to the meeting and will be able to comment at the end of the meeting under public comment.

AMENDED AGENDA

1. CALL MEETING TO ORDER:

2. ROLL CALL:

3. ADDITIONS TO THE AGENDA:

4. PUBLIC COMMENT:

5. COMMISSION REVIEW:

A. SPL MOD #21-048 (*Site Plan Modification*) Application of Kingdom of the Hawk, LLC, 349 Elm St., Stonington, CT 06378 for a modification of their existing Site Plan (#20-086 Vineyard/Wedding Barn Venue) to convert an existing vacant residence into a tasting room with a 1-BR Apartment on the 2nd Floor, on the parcel located at 113 Pendleton Hl Rd. in the Economic Development District, Tax Map #122, Lot #2660. The current Hospitality Use will be reclassified as a Mixed-use Development.

(Commission received on 05/13/21 & must act on or by 07/16/21)

B. SPL #21-057 (*Site Plan*) Application of Stefana Pecher, 15 Old Hamburg Rd., Lyme CT 06371 for a site plan review to convert existing barn/farm stand to a permanent farm store & add farm store use. Small event barn with occasional outdoor events/festivals. *(Commission to receive on 06/10/21 & must act on or by 08/13/21)*

6. PLANNING ISSUES & DISCUSSION:

7. SENIOR PLANNER & ZONING OFFICIAL'S REPORT/ISSUES:

8. NEW APPLICATIONS:

TX AM #21-056 (*Text Amendment*) Application of the North Stonington Planning & Zoning Commission, 40 Main Street, North Stonington, CT 06359 to Add "Educational Facility" to Sec. 502 Permitted & Special Uses in the R40, R60 & R80 zones & definition of Educational Facility to Chapter 16 definitions.

9. OLD BUSINESS:

10. NEW BUSINESS:

11. REVIEW MINUTES: Review minutes of Regular Meeting of 06/03/21

12. ADJOURNMENT:

Louis E. Steinbrecher, Chairman